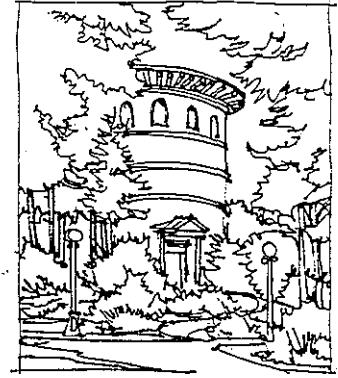


Technical Elements



Land Use and Urban Design

Existing Conditions

Occupying one of the city's seven hills, the Capitol Hill Village possesses a blend of urban qualities and natural features that epitomizes Seattle's livable character. The Village is primarily a residential neighborhood, with eighty-four percent of its buildings devoted to housing. Although the Capitol Hill Village has the highest population concentration in the region, the close proximity of residential areas, shops, parks and employment make the neighborhood easily accessible on foot. Small-scale streets and architecture give the neighborhood a pedestrian feel. Historic architecture, unique housing, tree-lined streets, picturesque parks, and spectacular views frame a rare setting for gracious living in an urban environment.

Capitol Hill is home to a number of landmarks, institutions, and parks. Cornish College of the Arts, Lowell Elementary School, the *Susan* Henry Branch Library, Seattle Central Community College, and Group Herdth Cooperative serve the neighborhood and the region. Open spaces at Lowell School and the Lincoln Reservoir provide respite from the dense urban surroundings. At the crest of Capitol Hill, the historic Volunteer Park Water Tower is the highest point in central Seattle.

Zoning is a powerful administrative tool that regulates the types of land uses that are allowed in a particular area. Zoning determines the height and scale of new buildings and establishes open space and parking requirements for new construction. Three land use categories exist in Capitol Hill Village: Lowrise Residential (L3), Midrise Residential (MR) and Neighborhood Commercial (NC). In all, there are twelve zoning categories in the Village, which are mostly variations of these major categories. The majority of land in the Village is zoned for multiple-family housing (L3 and MR). Major portions of Broadway, 15th Avenue E, E Olive Way and a small portion of 12th Avenue are zoned for neighborhood commercial uses (NC). Pedestrian Overlays (P-1 and P-2) reinforce the pedestrian character of Broadway, 15th Avenue E and E Olive Way. The neighborhood also has two Major Institution Overlay (MIO) zones, one for Seattle Central Community College and one for Group Health Cooperative. There are no single-family or industrial zones within Capitol Hill Village. (*Figures 20 and 21.*)

CAPITOL HILL URBAN CENTER VILLAGE	
ZONING DESIGNATIONS	
RSL/TC	Residential Small Lot Tandem or Cottage Smaller detached single-family housea on one lot. Allows a single house, one house with anaccessory dwelling unit, 2 houses (tandem housing) or clusters of 4-12 houses (cottage housing).
LDT	Lowrise Duplex or Triplex. Lowrise duplexes or triplexas. Can be either conversions or new construction. 25-foot height limit, plus 10-foot pitched roof (3-stories.)
L1	Lowrise 1 Lowrise townhouses or cottages. 25-foot height limit, plus 10-foot pitched roof (3-stories.)
L3	Lowrise 3 Lowrise apartments or townhouses. 30-foot height limit, plus 5-foot pitched roof (3 stories),
L3-RC	Lowrise 3 Residential Commercial Same as L3, except allows a limited amount of commercial space at street level.
L4	Lowrise 4 Lowrise apartment or townhouses. 37-foot height limit, plus 5-foot pitched roof (4 stories),
MR	Midrise Midrise apartments. 60-foot height limit, plus 5-foot pitched roof (6 stories),
MR-RC	Midrise Residential Commercial Same as MR, except allows a limited amount of commercial space at street level and accessory parking for commercial uses in an abutting zone,
NC1 <i>NC1-40</i>	Neighborhood Commercial 1 Convenience stores, hair salons, professional offices, apartments, etc., with commercial use at street level. Allows limited single-purpose residential use (1 unit per 1600 sq. feet of land) only as a conditional use. 40-foot maximum height,
NC2 <i>NC2-40</i>	Neighborhood Commercial 2 Small grocery stores, coffee shops, video stores, apartments, etc., with commercial space at street level. Allows limited single-purpose residential use (1 unit per 1200 sq. feet of land). 40-foot maximum height.
NC3 <i>NC3-40, NC3-65</i>	Neighborhood Commercial 3 Supermarkets, restaurants, bara, clothing stores, apartments, etc., with commercial apace at street level, Allows limited single-purpose residential use (1 unit per 800 aq. feet of land). 40-or 65-foot maximum height.
MIO <i>MIO-105</i>	Major Institutional Overlay Major institutions' master planned areas. Modifies underlying zoning with development standards set by the institution. 105-foot height limit.
PI	Pedestrian Overlay 1 Pedestrian-oriented shopping areas, Requires pedestrian-friendly development standards regarding site access and parking. Prohibits parking lots on the streetfront.
P2	Pedestrian Overlay 2 Pedestrian-oriented shopping areas. Requires pedestrian-friendly development standards regarding site access and parking. Allows limited parking lots on the streetfront.

Figure 21. These zones currently exist or are proposed in the Capitol Hill Urban Center Village.

Strategies and Recommendations

Preserving, enhancing, and connecting the neighborhood's existing attributes is one of the fundamental goals of the neighborhood plan. Residents want to protect and augment the neighborhood's architectural quality, historic character, pedestrian scale and natural features. Integrating transit and open space with new commercial and residential development is essential for making the most of these public and private assets. Maintaining the special character and pedestrian-orientation of the neighborhood's commercial corridors is important to their continued economic vitality. In residential areas, preserving existing housing structures and providing varied types of housing is important for encouraging long-term residency in the neighborhood. The Neighborhood Plan recommends achieving these land use and urban design goals in the following ways.

- Add and improve neighborhood public amenities.
Three sites – the Keystone site, the existing Henry Library site and the Lowell School site – offer development opportunities that have the potential to profoundly influence the future character of Capitol Hill. The Neighborhood Plan recommends joint public-private development projects at these sites to achieve the community's goals of increasing cultural, civic, housing, and retail uses as well as enhancing neighborhood public amenities.
- Plan for transit-oriented development at light rail station areas.
Because the implications of revising zoning are so complex, a complete zoning analysis is needed of the areas around the proposed Capitol Hill Sound Transit stations. Proposals to modify zoning in these areas merit further consideration because they provide opportunities to fulfill important community and Comp Plan goals of reducing dependency on automobiles by locating housing, employment, and shopping opportunities near transit stations.
- Institute design guidelines customized for Capitol Hill.
The Neighborhood Plan recommends adoption of customized design guidelines developed for Capitol Hill's commercial corridors and residential neighborhoods. Commercial design guidelines will reinforce the pedestrian orientation, architectural quality and special character of the neighborhood's business districts. Residential design guidelines will provide more flexible housing development regulations while enhancing the charming small-scale character of the neighborhood's residential areas.



Housing

Existing Conditions

While many newcomers to Seattle initially settle in the Capitol Hill neighborhood, approximately 10% of the Village's residents move each year, many leaving Capitol Hill to live in other neighborhoods. Existing housing in the Village reflects the neighborhood's predominant population of single, young adults between the ages of 18 and 44 who earn incomes of less than \$35,000 per year. The vast majority of Capitol Hill residents are renters and most housing in the neighborhood consists of studio and one-bedroom apartments in some type of multi-unit structure. The Village's many gracious older apartment buildings (over 50% of residential structures were built before 1940) tend to have lower rents than newer buildings and thus provide much of the Village's affordable housing. Few single-family houses remain in the Village and most of these have been converted to multiple-unit buildings. Home ownership opportunities, which are scarce in the Village, occur mainly in attached, multiple-family structures, such as condominiums. Approximately 80% of the neighborhood's housing units have subsidized rents, mostly for elderly or disabled residents.

Like the rest of Seattle, Capitol Hill has seen steeply rising housing costs in the 1990s. Average rents on Capitol Hill rose by 24% between 1992 and 1997. Between July 1995 and June 1996 alone, the average purchase price of a single-family home in the Village rose by 39%. Yet, despite the high cost of rental housing, rental vacancy rates in the Village are extremely low, indicating a high demand for rental housing. Although the cost of purchasing a home is prohibitive to many people, home ownership opportunities on Capitol Hill are also in high demand.

Capitol Hill's popularity and the fact that the entire Village is zoned for higher densities would seem to encourage housing development. Indeed, some affordable housing development in the neighborhood is currently stimulated by the Capitol Hill Housing Improvement Program (CHHIP), a nonprofit public development authority that preserves and develops affordable housing in the neighborhood. However, high land and building prices, small lot sizes and strict parking and development requirements make it difficult to develop affordable housing in the Village. Also, vacant land in the Village is scarce. In 1977, the County Assessor classified as vacant only one Capitol Hill lot – the Keystone site.

Strategies and Recommendations

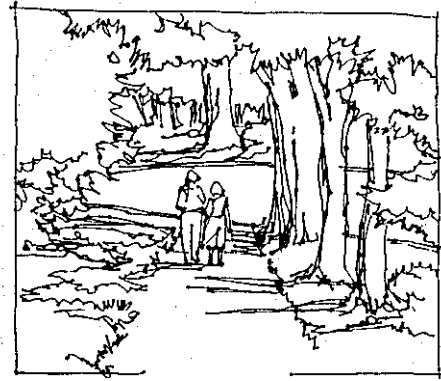
Capacity and market analyses indicate that the Comp Plan's goal of adding 1,980 new households (for a total of 13,334 households) in the Village by the year 2014 can be accommodated. However, residents want this density to be achieved while preserving existing housing structures, maintaining a residential architecture that echoes the scale, height, and style of the area's single-family houses and historic structures. Providing affordable housing, a variety of housing types, and home ownership opportunities is an important goal. This will attract long-term residents, nurturing a socially diverse and economically stable neighborhood. In order to achieve these housing objectives, the Neighborhood Plan recommends implementing a comprehensive program of housing strategies that includes the following actions.

- Increase affordable rental housing.
Increasing housing affordable to households with incomes under \$50,000 per year will help meet the high demand for affordable housing in the neighborhood. The Neighborhood Plan recommends supporting the efforts of CHHIP and other nonprofit housing organizations to develop and renovate affordable housing. The Neighborhood Plan encourages private developers to construct affordable housing by recommending development incentives, such as tax exemption programs, infrastructure construction subsidies and public bonus programs. In addition, the Neighborhood Plan encourages both public and private developers to pursue joint-use development projects that will produce affordable housing by public-private sharing of property ownership and development.
- Increase opportunities for home ownership.
In order to provide home ownership opportunities for households with a broad spectrum of incomes, the Neighborhood Plan recommends down payment assistance programs for first-time buyers. Supporting developments by CHHIP and others to produce owner-occupied cooperatives and cottages is also recommended. In addition, the Neighborhood Plan supports City legislation that will provide financial and technical resources to enable renters to match purchase offers made by investors in order to buy their buildings for conversion to cooperatives or condominiums.
- Encourage **preservation** and development of diverse housing types.
A variety of housing types will invite families and others to remain in the neighborhood as their status and needs change. The Neighborhood Plan's recommendations support development of a range of housing styles including small-scale dwellings, live-work units, mixed-use buildings with housing above commercial uses, warehouse lofts, accessory dwelling units and housing for people with special needs. The Neighborhood Plan also recommends creating a mechanism in the land use code to encourage development of some two- and three-bedroom units in new developments.
- Expand home improvement and historic preservation programs.
The Neighborhood Plan recommends advertising existing City home improvement programs and expanding them to include rental housing in order to improve property upkeep. The Neighborhood Plan also recommends creating historic preservation programs to guide property owners in renovating and protecting historically significant housing. The Neighborhood Plan's recommendation to allow voluntary access to the

design review process will aid property owners in performing quality renovations of existing housing structures.

■ **Modify** residential development requirements.

More flexible development standards will help stimulate development of affordable housing. For example, the Neighborhood Plan recommends allowing developers to reduce features such as roof gardens, which are expensive to build and do not provide much public benefit, in exchange for monetary contributions to a neighborhood open space bank that will fund acquisition of off-site, public open space.



Open Space, Recreation and Arts

Existing Conditions

The Village and its environs are graced with a variety of parks and an abundance of mature, large-canopied trees. Volunteer Park, the Volunteer Parkway (14th Avenue E), Lincoln Reservoir, and Bobby Morris Playfield are elements of the original Olmsted brothers' design for a citywide system of linked parks and boulevards developed in the early 1900s. Just outside the Village's boundaries, Volunteer Park is the centerpiece of north Capitol Hill, with expansive lawns, lush gardens, spectacular views, and an outdoor amphitheater for summer concerts and theater. Volunteer Park is also home to the Volunteer Park Conservatory, Seattle Asian Art Museum, Volunteer Park Reservoir, and Volunteer Park Watertower. North of the Village, the Saint Mark's Greenbelt is one of the few remaining wooded, sloped greenbelt areas in the City. The greenbelt buffers Capitol Hill from Interstate-5 and provides precious wildlife habitat, dense vegetation, and trails. The Lowell School site includes a large open space that it is primarily dedicated for school uses. Miller Playfield and the new 20,000-square-foot Miller Community Center lie just east of the Capitol Hill Village. At the Village's south end, the Lincoln Reservoir and Bobby Morris Playfield comprise an expansive park shared by the Capitol Hill and Pike-Pine neighborhoods. A few small parks nestled within the neighborhood – Tashkent Park, Thomas Street Mini-Park, and Williams Place Park – provide places for residents to read, sunbathe and socialize. Although the demand for P-Patches far outweighs the supply, the Thomas Street P-Patch is the Village's sole community garden. Children's play areas are also in short supply. There are no public indoor recreation facilities in the Village. Privately-owned neighborhood open spaces are located at Pilgrim Church, SCCC, and Group Health. Interlaken Trail and Melrose Trail are enjoyed by pedestrians and cyclists. (Figure 22.)

Recognizing the value of parks for providing relief from dense urban surroundings as well as places for people to gather and connect with nature, the Comp Plan aims to provide urban villages with sufficient accessible open space to support their dense populations. The value of the Village's existing open spaces notwithstanding, fewer than 40% of Village residents are actually served by open space that fulfills the Comp Plan's goals. According to the Comp Plan, Capitol Hill should have at least 13.33 acres of dedicated, accessible open space as well as a multiple-use indoor recreation facility by the year 2014 to serve its expected population of 13,334 households. Currently, the Village has less than 1 acre of open space that meets the Comp Plan's criteria. (Figure 23.)

Strategies and Recommendations

The community wants new public open spaces that serve all neighborhood residents, including children, youth, and seniors. Providing more privately-controlled open spaces, such as plazas and outdoor cafes in business districts, is also an important goal. In addition, Capitol Hill residents want to improve the neighborhood's environmental and aesthetic qualities, such as maintained parks, enhanced streetscapes and views, and cleaner air and water. Finally, supporting the arts as a vital part of community life and supporting the growth of local schools and cultural institutions in ways that fit in with the neighborhood are important to the community. The Neighborhood Plan recommends the following actions to achieve these goals.

- Develop new parks, open space and P-patches.
In order to develop new parks and open spaces, tidying and available land are needed, both of which are scarce. To generate funding, the Neighborhood Plan recommends establishing an open space bank that will allow developers to contribute funds earmarked for neighborhood open space acquisition in lieu of providing some of the on-site open space that is required for new developments. To expand available land, the Neighborhood Plan recommends: (1) developing new parks on land that is already publicly owned but is currently used for other purposes; (2) creating Green Streets or streetparks, in underutilized or vacant street right-of-ways and (3) working with property owners to make privately-owned open space more publicly accessible. Sites recommended for creating new open space will add approximately 10 acres of open space that meets the Comp Plan's criteria.

In addition, each Sound Transit station will have multiple street-level access points that will each require 800-to 1600-square-foot plazas to accommodate passengers entering and leaving the station. The Neighborhood Plan recommends creating plazas that serve business districts and transit sites at the station entrances. The Neighborhood Plan recommends a strong pedestrian connection between Broadway and the Lincoln Reservoir/Park at E Howell Street.

- Revise park maintenance and urban ecology practices.
Because the neighborhood's parks are so heavily used, the Neighborhood Plan recommends increasing City staff and programs to care for vegetation and park structures and to improve cleanliness and safety in the neighborhood's parks. The Neighborhood Plan also recommends establishing ecologically sustainable City policies and procedures pertaining to the design and upkeep of parks, streets, and other public places.
- Promote arts organizations and activities.
In order to support the growing number of exciting arts organizations and activities in the Capitol Hill and Pike-Pine neighborhoods, close collaboration between the two neighborhoods is needed. The Neighborhood Plan recommends organizing a joint volunteer Arts Council to serve as a resource for artists and to promote arts events and activities in the neighborhoods. The Neighborhood Plan also recommends looking for public and private development opportunities to create needed arts facilities, such as rehearsal and performance venues and artists' housing.

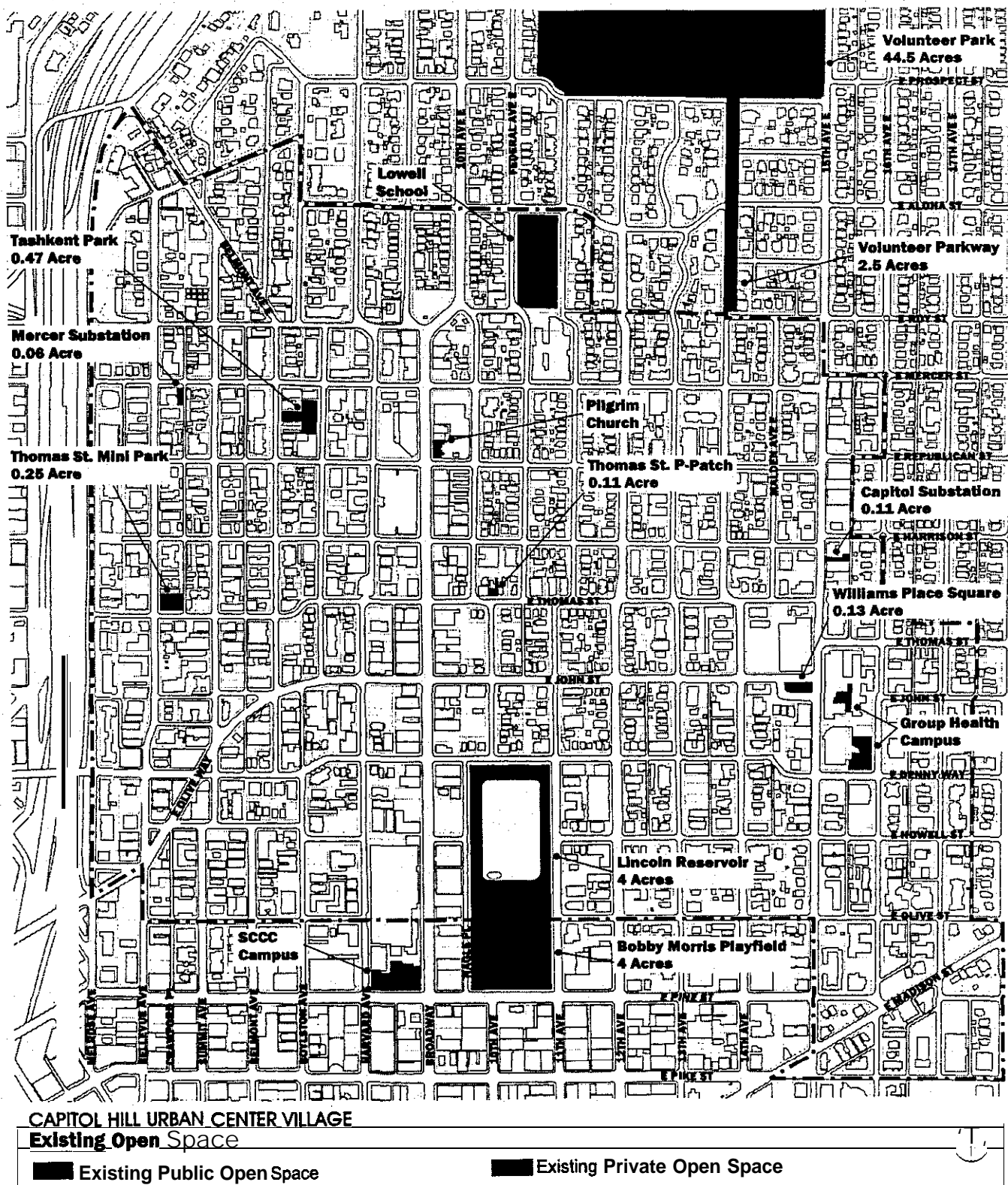


Figure 22. Most existing open space is small, far from residences or unavailable for unprogrammed uses.

CAPITOL HILL URBAN CENTER VILLAGE

COMP PLAN CRITERIA AND CAPITOL HILL OPEN SPACE

The Comp Plan calls for urban villages to have open space to support their high populations. According to the Comp Plan, Capitol Hill will need about 13.33 total acres of open to serve the 13,334 Village households expected by the year 2014. Open space should include six P-Patches, one Village Commons and multiple small parks. The Village also merits a public indoor multiple-use recreation facility.

In order to meet the Comp Plan's goals, open space must be:

- Population-based – 1 acre of open space per 1,000 households
- Dedicated – owned by the City for public use in perpetuity
- Sufficient in size – at least ¼ acre (10,000 square feet).
- Unprogrammed – available for multiple uses. (For example, ballfields do not qualify.)
- Accessible – located within 1/8 mile of households served. (For example, barriers such as major arterials or difficult topographic changes are considerations.)

Existing Capitol Hill open space that does not fulfill Comp Plan criteria:

• Volunteer Park	44.5 acres	over 1/8 mile outside of the Village
• Lowell School	3.92 acres	programmed for school uses
• Miller Park	7.44 acres	over 1/8 mile outside of the Village
• Williams Place Square	.12 acres	too small
• Lincoln Reservoir	6.8 acres	programmed for reservoir uses
• Bobby Morris Playfield	4.5 acres	programmed for ballfield and tennis court uses

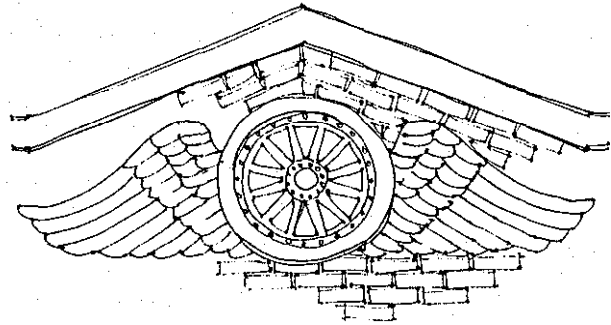
Existing Capitol Hill open space that fulfills Comp Plan criteria:

• Tashkent Park	.47 acres	
• Thomas Street Mini-Park	.25 acres	
• Thomas Street P-Patch	.11 acres	technically too small but operates effectively
• <u>Total</u>	<u>.83 acres</u>	
• Additional open space needed:	12.50 acres	

Recommended Capitol Hill open space that will fulfill Comp Plan criteria:

• Bullitt Life Estate	1.58 acres	outside of the Village but an opportunity
• Bellevue Place	1.26 acres	
• Bellevue Substation	.27 acres	
• <u>Lincoln Reservoir/Park</u>	<u>6.80 acres</u>	
• <u>Total</u>	<u>9.91 acres</u>	
• Net additional open space needed (undetermined sources):	2.59 acres	

Figure 23. According to Comp Plan criteria, the Village will need a total of 12.5 acres of new open space by 2014.



Transportation and Street Use

Existing Conditions

Capitol Hill's existing system of commercial streets, arterial through-streets, and quiet residential streets generally functions well to serve vehicle traffic in the neighborhood. Broadway, the neighborhood's main street, traces Capitol Hill's north-south spine and links the Capitol Hill, Pike-Pine and First Hill neighborhoods. Both Broadway and 15th Avenue E are slow-moving routes that mostly serve local business traffic. Faster moving north-south traffic is served by 12th Avenue E, which traverses Capitol Hill, Pike-Pine, First Hill, and the Central Area. The Village's main east-west arterial is actually composed of three contiguous streets – E Olive Way, E John Street and E Thomas Street – and serves faster moving traffic traveling between downtown and, the Miller neighborhood.

Many Capitol Hill residents (36.7%) do not own a car, 75% of Cornish College students, faculty, and staff ride the bus, and SCCC has more transit ridership than all of downtown Bellevue. Yet, even though many people rely on walking, riding bicycles, and using transit, there are a number of barriers to these travel modes. Streets are currently designed primarily to move automobile traffic quickly and efficiently, often at the expense of pedestrian safety and comfort. Although Green Streets can reinforce safe walking routes, they have seldom been employed in Capitol Hill. Existing bicycle routes are not well-connected to other neighborhoods; safety and convenience for bicyclists are compromised. Likewise, infrequent bus service and lack of bus routes that connect directly to other neighborhoods (without transferring *through downtown or the University District*) make it difficult for residents to rely exclusively on transit. Traffic congestion and lack of parking remain persistent problems on Capitol Hill.

Public participation in planning for Sound Transit station area development will begin in earnest in early 1999 and is expected to last through 2000. Construction of the light rail system is expected to begin in 2001 in order to open for operation in 2006. Currently, a south Capitol Hill station beneath Broadway between E John Street and E Howell Street is funded. A north Capitol Hill station, beneath Broadway between E Aloha Street and E Roy Street, is planned but not yet funded. Underground stations will be approximately 500-feet long, with access stairs and escalators emerging at street level. (Figure 24.)

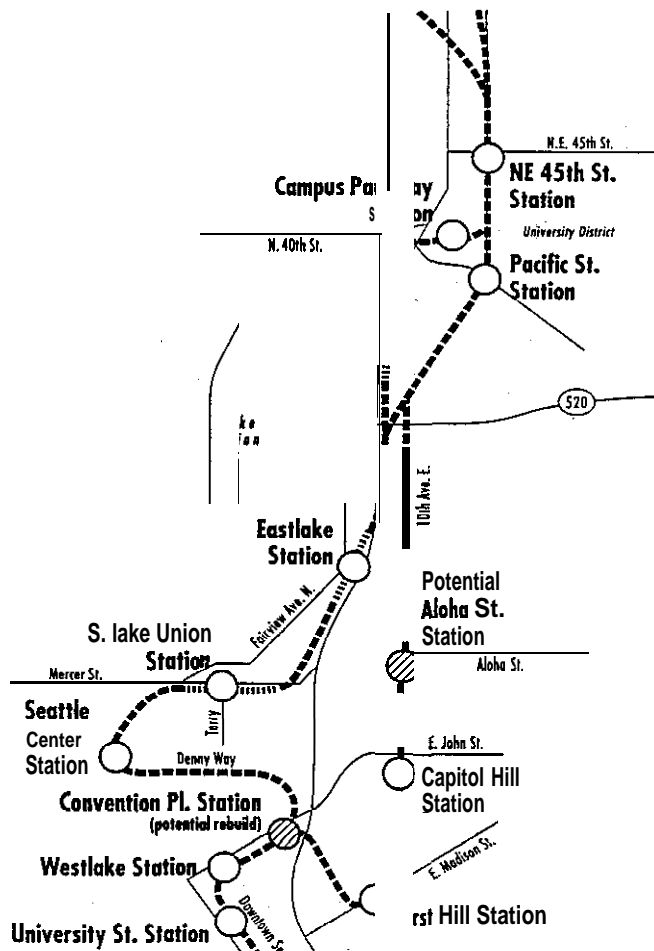


Figure 23. The preferred Sound Transit light rail alignment calls for a tunnel through Capitol Hill and First Hill.
Source: *Sound Transit*.

GREEN STREETS DESIGNATIONS

Green Streets are enhanced with vegetation and pedestrian amenities that help prioritize pedestrian use of streets. The City has identified four types of Green Streets that vary the balance of pedestrian space and vehicle space in street right-of-ways.

- . Type I Type I Green Streets prohibit vehicular traffic except for emergency vehicles and off-hour service delivery vehicles. They provide pedestrian amenities such as wider sidewalks and landscaping.
- . Type II Type II Green Streets allow local vehicular access to sites abutting the street segment. They prohibit continuous vehicular traffic and provide pedestrian amenities such as wider sidewalks and landscaping.
- . Type III Type III Green Streets allow continuous vehicular traffic. They provide pedestrian amenities such as wider sidewalks and landscaping.
- . Type IV Type IV Green Streets or streetparks, prohibit vehicular traffic. They include street ends, pocket parks, foot trails, plazas, natural areas and stairways that are segments of a circulation path designated solely for pedestrians.

Strategies and Recommendations

Capitol Hill needs a *strong* multi-modal transportation network *that* balances all transportation modes, provides alternatives to using a car, prioritizes pedestrian uses, and strengthens connections to other parts of the city and the region. Providing safe, attractive pedestrian routes and enhancing the urban design character on all neighborhood streets is a top priority. The community strongly supports construction of the preferred Sound Transit route through Capitol Hill and First Hill. Integration of light rail stations with pedestrian, bicycle and bus routes is an important objective. Maintaining vehicle mobility and improving parking management to serve the both businesses and residents are also important goals. The following actions are recommended to meet these transportation goals.

(Figure 25.)

- Enhance pedestrian safety and comfort.

The Neighborhood Plan recommends tailoring City street design standards to better serve pedestrian mobility and to upgrade the urban design character of neighborhood streets. Pedestrian-oriented streetscape improvements such as wider sidewalks, pedestrian crossing bulbs, painted crosswalks, pedestrian-scale lighting, benches, street trees, and other vegetation and amenities are strongly recommended throughout the neighborhood. In addition, the Neighborhood Plan recommends further design development for key neighborhood streets according to specific goals and concepts identified by the community.

- Improve bicycle routes and facilities.

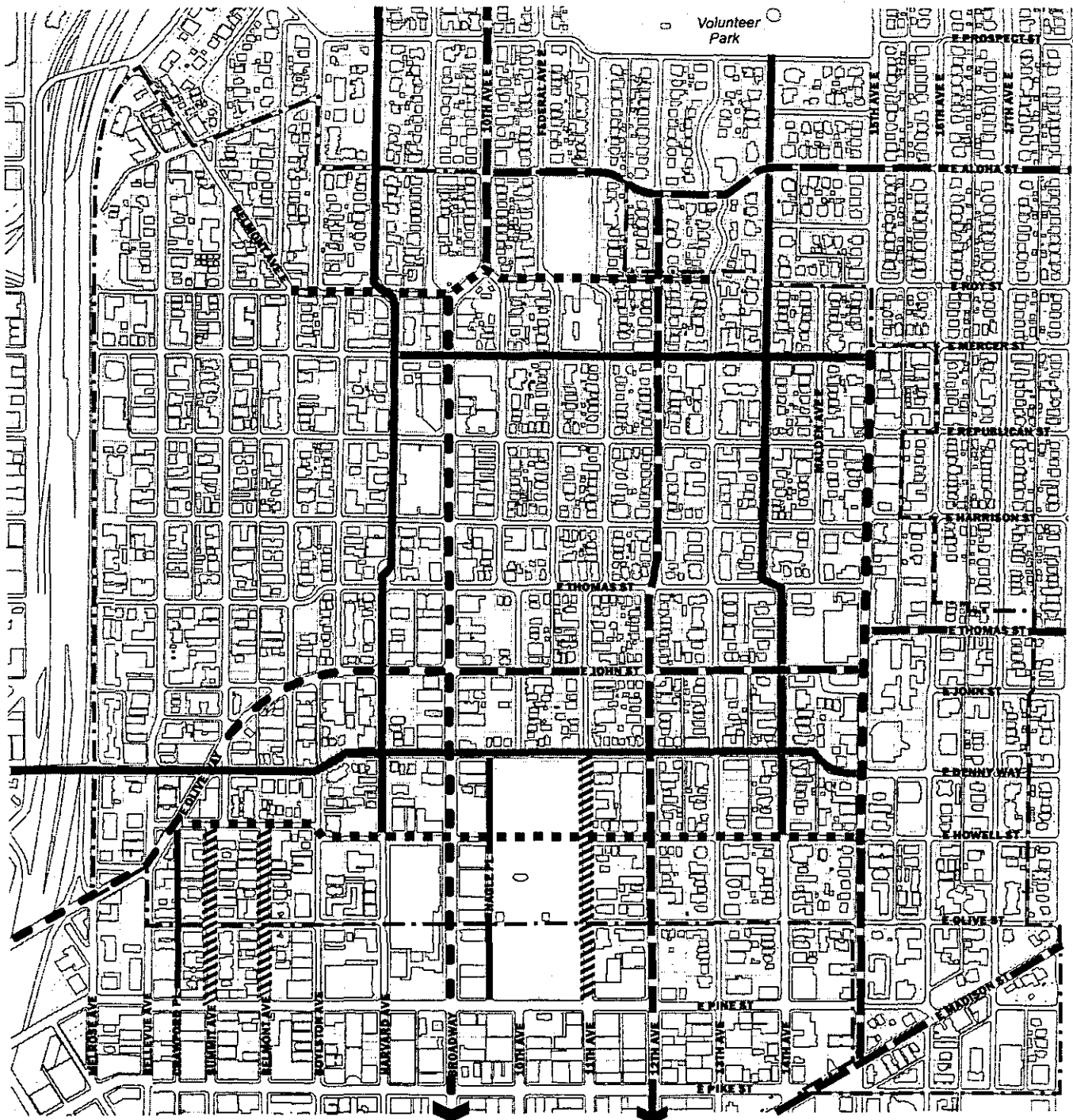
The Neighborhood Plan recommends improving bicycle routes, adding bicycle signage, and providing more bicycle racks throughout the neighborhood. The Neighborhood Plan prioritizes north-south bicycle route improvements on Bellevue Avenue E, 10th Avenue E-Broadway, Federal-12th Avenue, and 19th Avenue E. East-west bicycle route improvements should be on E Aloha Street and E Denny Way.

- Improve bus service and facilities.

The Neighborhood Plan recommends expanding service on existing bus routes and adding new bus routes that connect directly to other neighborhoods. Use of transit priority mechanisms, such as bus-responsive traffic signals and bus stop bulbs (i.e., wider sidewalks at bus stops), is also recommended. In addition, the Neighborhood Plan recommends reviewing all bus stop locations, relocating and consolidating bus stops as needed, and improving bus shelters and other facilities.

- provide Sound Transit light rail service.

In the North Anchor District, a light rail station is needed to serve Cornish College students, Broadway business patrons and north Capitol Hill residents. A South Anchor District station is needed to serve SCCC students, faculty, and staff, Group Health employees and patients, Broadway business patrons, the West Slope District's many residents, and the Pike-Pine neighborhood. Thus, the Neighborhood Plan strongly recommends developing both north and south Sound Transit stations on Capitol Hill in the first phase of Sound Transit implementation. The Neighborhood Plan also recommends that station area planning be conducted with participation by resident and business interests.



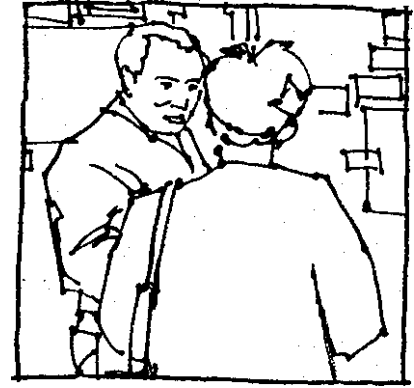
CAPITOL HILL URBAN CENTER VILLAGE Neighborhood Streetscape Types

- Neighborhood Arterials**
Maintain commuter traffic flow but slow traffic and make safer pedestrian crossings on 12th Avenue E and E John Street
- Commercial Streets**
Upgrade pedestrian-oriented urban design qualities and strengthen link, to the Pike-Pine neighborhood on Broadway, 15th Avenue E, and E Olive Way

- Pedestrian Priority Streets**
Prioritize pedestrian use, strengthen east-west links through the m.w.c. feed and create special streetparks on E Roy Street and E Howell Street
- Residential Pedestrian Routes**
Improve safety and aesthetics on residential streets, especially Harvard Avenue E, 14th Avenue E, E Mercer Street, and E Danny Way

- Parking Priority Streets**
Create angled parking on lower Summit Avenue and lower Belmont Avenue, and improve angled parking on 11th Avenue
- Mews (Enhanced Alleyways)**
Upgrade pedestrian-oriented design qualities and strengthen links to the Pike-Pine neighborhood - Crawford Place and Nagle Place

Figure 25, A hierarchy of streetscape treatments will accommodate vehicle traffic and parking while improving pedestrian conditions;



Human Development

Existing Conditions

There are 106 agencies that formally provide human services in the Capitol Hill/Pike-Pine/First Hill Urban Center. The vast majority of these agencies provide specialized services, with only four local agencies providing broad, comprehensive services. Most of these agencies provide direct services to clients, while approximately 23 agencies focus on advocacy and public education programs. Half of the urban center's agencies respond primarily to local needs, while the other half provide services of a more regional nature. There is a tremendous range in size among agencies, from large hospitals to very small volunteer-based efforts that are only open a few hours a week.

Currently, lack of coordination among service providers in the urban center often results in duplication of efforts. The lack of information about what is available also hinders the ability of agencies to effectively refer people in need to nearby services. Also, the increasing cost of renting commercial space is impacting the area's social service agencies. Some agencies are unable to expand their services at their current locations while others are simply relocating outside the neighborhood.

Capitol Hill's particular population indicates the types of human services that are needed in the neighborhood. Compared to the citywide poverty level of 12%, a high percentage (20%) of urban center residents live in poverty. A much higher proportion of urban center children (39%) live in poverty, relative to the city average (15%). Most of the neighborhood's population is Caucasian and a significant number of area residents are gay and lesbian. Sexual minorities share a range of unique human support needs, yet the urban center currently lacks many services that are culturally appropriate for gay and lesbian clientele. Rising housing costs are significantly affecting people's need for supportive human services. High housing costs are particularly threatening young residents, ethnic minorities, and senior citizens, who generally earn lower incomes. For people with special needs, the combination of high-cost housing and lack of accessible support services is impacting their ability to live independently. The Village rdso lacks a gathering place, such as a community center.

Strategies and Recommendations

While many policies addressing social needs are established and funded at national, state, county, and city levels, the community wants to improve the capacity of neighborhood social services to respond to residents' needs. Capitol Hill residents want to nurture a diverse community by supporting people with a range of incomes, family structures, ethnicities, and needs. Promoting a sense of community and neighborly care while strengthening connections among community members is also important to the neighborhood's livability. Residents want to help all residents participate in the community, without making a distinction between "people with needs" and "people with something to offer," since all of us are both. Homeless people (including street youth and homeless mentally ill people), families with children, seniors, people with multiple needs, and immigrants are groups that need particular care.

- **Establish a Human Development Council.**
The Capitol Hill, Pike-Pine, and First Hill neighborhoods worked together to produce a neighborhood human development plan. In order to continue coordination among the three neighborhoods, the Neighborhood Plan recommends establishing an urban center-based Human Development Council to facilitate communication and cooperation about human services and human development activities and improve formal assistance for those in need. Another function of the Council will be to strengthen the connection between formal social service providers and residents. The Council will be composed of service providers and at-large resident and business representatives and will be assisted by a full-time staff person, a Community Asset Developer.
- **Strengthen informal sources of support and socialization.**
Reinforcing a sense of community connectedness and neighborliness is essential for reducing isolation and alienation as well as improving community safety. The Neighborhood Plan recommends developing information resources and activities that connect neighborhood groups, thus advancing community connectedness (e.g., Block Watch groups). The Neighborhood Plan also recommends developing a volunteer corps to provide accessible person-to-person assistance and sponsoring a street fair to celebrate accomplishments and so strengthen community ties.
- **Develop a community gathering places and information centers.**
The Neighborhood Plan recommends developing a People Center or perhaps multiple centers, where residents and community organizations can meet, connect, and support the neighborliness of the community. This community center will be market-driven and will provide unprogrammed space for use by human development service organizations and others.
- **Support youth and seniors.**
Providing support services for youth and seniors is important for a healthy neighborhood. The Neighborhood Plan recommends creating job programs and support services such as youth shelters, hygiene centers, and medical assistance facilities for at-risk youth, who make up a substantial part of Capitol Hill's street population. The Neighborhood Plan also recommends expanding the senior program at Lowell School and collaborating with the First Hill neighborhood to develop a seniors program at Town Hall (at 8th Avenue and Seneca Street), a performance hall and meeting place in the First Hill neighborhood.



Public Safety

Existing Conditions

Neighborhood residents depend on safe and civilized environments in Capitol Hill's commercial corridors, residential areas, parks, and other public places. Coordinated effort is needed by City police and community volunteers to assure that Capitol Hill remains a comfortable, clean place for all. Local business organizations, especially the Broadway Business Improvement Association, are in a strong position to help lead these efforts. Community volunteer brigades can effectively augment City policing.

Strategies and Recommendations

- Intensify policing in commercial corridors and residential districts.
The Neighborhood Plan recommends increasing City policing efforts, such as Beat Cops and Bike Patrols, and adding staff for additional officers for community policing teams. The Neighborhood Plan also supports expanding community policing efforts, such as the Q-Patrol and Block Watch programs, establishing a neighborhood-based hotline, and supporting an incentive program that encourages Seattle Police Department officers to purchase or rent housing in the neighborhood.
- Promote civil public behavior standards.
The Neighborhood Plan endorses efforts to address chronic public inebriation by supporting (1) King County's initiative to limit the sale of fortified wines to intoxicated chronic public inebriates; (2) a Good Neighbor Agreement program between businesses organizations and social service providers; and (3) a nuisance abatement law.
- Improve safety in parks and public open spaces.
The Neighborhood Plan recommends increasing City patrols and security measures for all new and existing neighborhood parks and open spaces. This effort will need to be heightened as neighborhood growth results in additional park land serving a growing population. The Neighborhood Plan supports local efforts to augment the parks security services provided by the City.